



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

September 25, 2014

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on September 25, 2014 in the City Council Chambers. **Vice Chair** Leahy called the meeting to order at 7:32pm.

Commissioners Present: **Vice Chair** Leahy, Kabriel, Phillips, Toews, Zeno

Commissioners Absent: **Chair** Kennedy, Finch

Vice Chair Leahy introduced the commissioners and staff. He stated the Commission's purpose pursuant to the authority of the Land Use articles and administered the oath en mass to all persons intending to testify at the hearing.

C. ANNOUNCEMENTS

There were none.

F. PRE APPLICATION

Vice Chair Leahy reminded those present that this is an informal discussion held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants.

1. 80 Duke of Gloucester Street – Brian Darnell – Window replacement

Mr. Darnell acknowledged the pre application statement. He has owned the property for 10 years and the purpose of the request is the replacement of a non historic window. The house underwent some major renovations in 1998 specifically the windows were all replaced and there is now some failure on the sills and sashes that need to be addressed before further deterioration occurs. There is also failure on one of the rails as well as some of the cedar shake siding. He has completed a lot of research and has come up with an all wood product for the sills and sashes. He concluded that he is not trying to change the look of the house because the house dates back to 1908 and there are 30 windows that need replacement. The HPC agreed to review this application on strict standards.

Vice Chair Leahy **summarized** that there are questions regarding the true divided light versus the divided light that is simulated by the energy bar in the middle. The HPC would like to see the muntin profile of the existing window and the proposed window.

2. 32 Maryland Avenue – Jan Thorman – Dormer window replacement.

Ms. Thorman acknowledged the pre application statement. She described the request to replace six third floor windows that were most likely built in the 1930s as part of an apartment that still exists. The original house was built in 1880. She noticed during renovations to the garden, new roof and restoration of the dormers, the need to repair the windows because of their deteriorated state and because they are also spring loaded instead of double hung. There are additional issues in that the roof type makes it difficult to keep the windows clean. She also would like to make the windows more energy efficient. She noted the desire to replace the windows on the front with one over one double pane.

Vice Chair Leahy summarized that the HPC considers the windows non historic but will review it under a strict standard because it is a contributing structure. He asked for any evidence that the applicant can show that the windows were one over one because it will strengthen the applicant's case. There was also a request for a sample of the product and product specification. The HPC asked for a comparison of existing windows to the proposed windows. The HPC asked for drawings or photographic evidence or any additional detail on each window that can be provided.

3. **3 Revell Street** – Don Reithlingshoefer – Rear porch addition.

Mr. Reithlingshoefer acknowledged the pre application statement. He distributed a copy of schematic plan and explained that the design of the house was prepared in February 2000 so is fairly new. The design will allow the deck to be enclosed and the area below it to permit light. The addition will accommodate the living space of the applicants.

Vice Chair Leahy summarized that the HPC will be looking to Guidelines D.18 and D.19 in the area of the glass design and use of space.

With there being no further business, Ms. Zeno moved to adjourn the meeting at 8:52pm. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 6-0.

The next meeting is scheduled for October 14, 2014 at 7:30pm at the City Council Chambers.

Tami Hook, Recorder